

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Quincy Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$13,413,432**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	91.63 %	94.88 %	18	93.55 %	33	30	
% of Funds Disbursed	89.80 %	89.43 %	8	86.03 %	65	66	
Leveraging Ratio for Rental Activities	6.35	8.07	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.69 %	91.84 %	7	81.34 %	44	57	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.39 %	73.59 %	10	70.65 %	46	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.93 %	82.13 %	11	81.57 %	38	40	
% of 0-30% AMI Renters to All Renters***	50.52 %	51.00 %	11	45.66 %	55	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.45 %	97.43 %	13	96.25 %	42	42	
Overall Ranking:			In State: 6 / 19		Nationally: 74 75		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,127	\$27,569		\$27,146	194 Units	32.30 %	
Homebuyer Unit	\$7,493	\$16,168		\$15,140	190 Units	31.60 %	
Homeowner-Rehab Unit	\$11,782	\$15,459		\$20,860	216 Units	35.90 %	
TBRA Unit	\$850	\$4,091		\$3,210	1 Units	0.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$116,932	\$113,966	\$13,411
State:*	\$150,004	\$103,987	\$23,649
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	3.2 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	84.4	88.4	92.1	0.0	Single/Non-Elderly:	66.7	29.5	20.8	0.0
Black/African American:	8.9	1.6	0.5	0.0	Elderly:	9.9	1.1	42.1	0.0
Asian:	3.1	1.6	3.7	0.0	Related/Single Parent:	14.6	19.5	9.7	0.0
American Indian/Alaska Native:	0.5	0.5	0.0	0.0	Related/Two Parent:	4.2	45.3	24.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.6	2.6	1.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.1	3.7	3.7	0.0					
ETHNICITY:									
Hispanic	1.0	4.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	73.4	28.4	40.7	0.0	Section 8:	16.1	0.5 [#]		
2 Persons:	11.5	18.4	28.2	0.0	HOME TBRA:	6.3			
3 Persons:	7.8	14.7	14.8	0.0	Other:	13.5			
4 Persons:	3.6	20.5	10.6	0.0	No Assistance:	64.1			
5 Persons:	0.5	12.6	3.7	0.0					
6 Persons:	3.1	3.7	0.9	0.0					
7 Persons:	0.0	0.5	0.9	0.0					
8 or more Persons:	0.0	1.1	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			36	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 74
 (Percentile)
 State Rank: 6 / 19 PJs Overall Rank: 75
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	97.69	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	74.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.93	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	98.45	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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